



**Birch Walk, Beck Row, Suffolk, IP28 8UG**  
**Rent - £1,450 PCM      Deposit - £1,673**

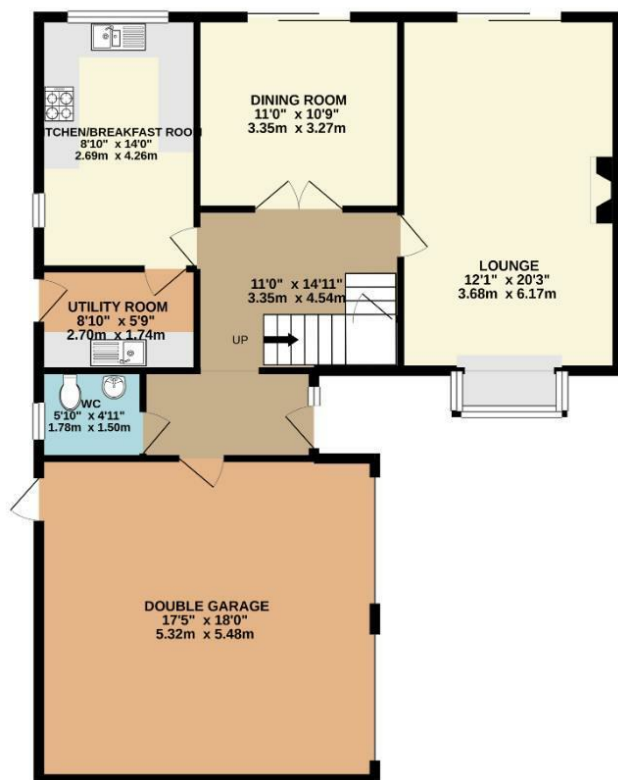
- DETACHED FAMILY HOME
- 4 BEDROOMS
- SEPARATE DINING ROOM
- FAMILY BATHROOM, ENSUITE & CLOAKROOM
- DOUBLE GARAGE, PARKING & GARDEN
- CLOSE TO RAF BASES
- OIL HEATING & ENERGY RATING - D
- APPROXIMATE SIZE - 1709 SQ FT
- PETS CONSIDERED
- AVAILABLE NOW



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(81-91) A			(81-91) A		
(69-80) B			(69-80) B		
(55-68) C			(55-68) C		
(46-54) D			(46-54) D		
(39-45) E			(39-45) E		
(31-38) F			(31-38) F		
(13-30) G			(13-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
1066 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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